



Building Consistency Meeting

Residential

Date 4/1/2015 Recorder and minutes prepared by: Jay E. Garbus/Lon McSwain

Staff present: On File

Don Bucholz, Terry Clary, David Schwieman, Alfrado Taria,

Public present: Dave Reynolds, Brain Hall, Rodric Lenhart

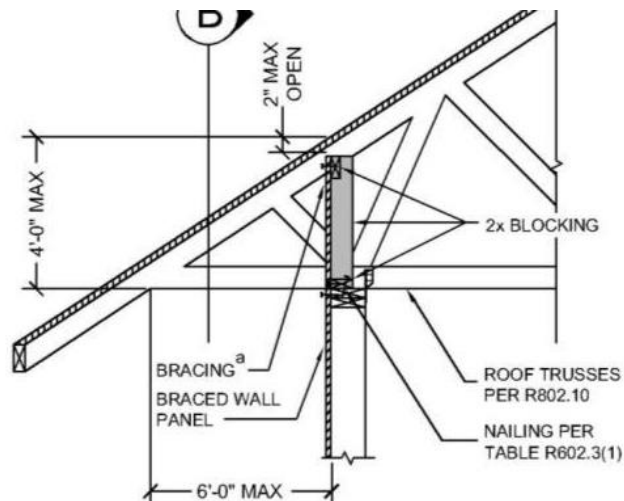
1. FD stem wall using L block no way to bond - Stem wall need to be inspected when 2 brick high using L block.
2. TIPS for bathroom remodel turns into whole bathroom remodel cannot do it.
3. Pony Wall or knee wall bracing requirements – More than 14” high need to brace one side. Need to follow brace wall fastening requirements. Brace wall is updated on the DOI web site.

TABLE R602.10.5.5

BRACED WALL PANEL CONNECTIONS TO PERPENDICULAR ROOF FRAMING

<u>DISTANCE FROM TOP OF BRACED WALL PANEL TO TOP OF RAFTER OR ROOF TRUSS, (in)</u>	<u>REQUIREMENT</u>	<u>REFERENCED FIGURE</u>
<u>≤ 9.25</u>	<u>No blocking required</u>	<u>NA</u>
<u>9.26 – 15.25</u>	<u>Solid 2x blocking between rafters or trusses</u>	<u>R602.10.5.5(1)</u>
<u>15.26 – 48</u>	<u>Vertical blocking panels</u>	<u>R602.10.5.5(2)</u>
<u>> 48</u>	<u>Designed in accordance with accepted engineering practice</u>	<u>NA</u>

For SI: 1 inch = 25.4 mm





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4. Max fill for gravel under slab house vs garage 24" or 48" – Interpretation on the web 48" is ok in the garage or stoop more than that need soil test before using gravel. Two car garage same as the house requirements.

Code requires:

R506.2.1 Fill. Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

R506.2.2 Base. A 4-inch-thick (102 mm) base course consisting of clean graded sand, gravel, crushed stone or crushed blast-furnace slag passing a 2-inch (51 mm) sieve shall be placed on the prepared subgrade when the slab is below grade.

Exception: A base course is not required when the concrete slab is installed on well-drained or sand-gravel mixture soils classified as Group I according to the United Soil Classification System in accordance with Table R405.1.

5. Non stamped plan deviation vs code minimum – No seal by engineer on plans but need to follow plans approved by Mecklenburg County. If not sealed **only the permit holder can change** and make note as long as it **meets code minimum**.

6. Sub-grade letter and soft soils (dig to solid/have to retest?) – Problem runs into not a full test of the footing. Make sure that something is soft need to take out and need **new SGVF. MAKE SURE THE DATE** of test and when it expires. Need to make notes where the footing is soft and taken down then get new Sub Grade Form.

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OUTSTANDING CUSTOMER SERVICE**

Approved By Lon McSwain Date 04/13/2015